

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



OPEN SPACE ADVISORY BOARD
Wednesday, January 18, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. Meeting Called to Order
2. Call to the Public (items not listed on the agenda)
3. Discussion and Action
 - a. Approval of Minutes: January 4, 2012
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00138:** Desert Springs Unit Four – A portion of Nellie D. Mundy Survey No. 243, Parcel 2, City of El Paso, El Paso County, Texas

LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Preliminary
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
 - (2) **SUSU11-00139:** Desert Springs Unit Five – A portion of Nellie D. Mundy Survey No. 243 and No. 244, Parcel 2, City of El Paso, El Paso County, Texas

LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Preliminary
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

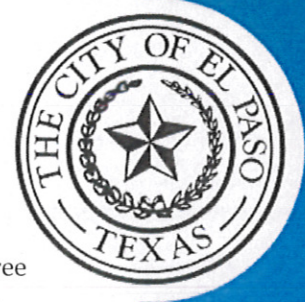
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson





d. Review and comment on current zoning applications, as indicated below:

(1) **PZRZ11-00052:** Lots 3 and 4, Block 9, Montecillo Unit Three
Replat A, City of El Paso, El Paso County,
Texas

LOCATION: South of Castellano, north of Executive Center,
east of Interstate 10, and west of Mesa

ZONING: C-2 (Commercial)

REQUEST: From C-2 (Commercial) to SmartCode Zone (SCZ)

EXISTING USE: Vacant

PROPOSED USE: Senior Housing Facility

PROPERTY OWNER: EPT Mesa Development, LP

REPRESENTATIVE: Conde, Inc.

DISTRICT: 8

STAFF CONTACT: Melissa Granado, (915)-541-4730,
granadom@elpasotexas.gov

4. **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects including a timeline and a list of the people involved.
Contact: Rudy Valdez, rvaldez@EPWU.org
5. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.
Contact: John Balliew, jeballiew@epwu.org
6. **Discussion and Action** on funding source for purchase of Johnson Basin.
Contact: Rudy Valdez, rvaldez@EPWU.org
7. **Discussion and Information:** 2010-2011 Financial statement including all income and expenses for the ten percent storm water funding.
Contact: Rudy Valdez, rvaldez@EPWU.org
8. **Discussion and Action** regarding the upcoming changes to the OSAB enabling ordinance.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
9. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
10. **Discussion and Action:** Items for Future Agendas
11. **Adjournment**

Mayor
John F. Cook

City Council

District 1
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Carl L. Robinson

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Eddie Holguin Jr.

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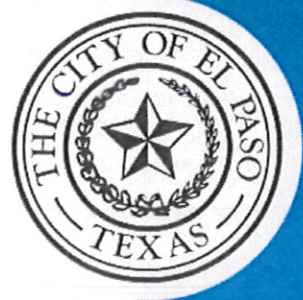
District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



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SERVICE SOLUTIONS SUCCESS



EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this 22nd day of January, 2012 at _____

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

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Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670



ADVISORY BOARD MINUTES

Wednesday, January 4, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 7

Katrina M. Martich, Joanne Burt, James H. Tolbert, Richard L. Thomas, Lois A. Balin, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 2

Andres Quintana, Bill G. Addington

Planning and Economic Development Staff:

David Coronado, Lead Planner; Todd Taylor, Planner; Justin Bass, Planner; Fred Lopez, Comprehensive Plan Manager; Raul Garcia, Senior Planner; Kevin Smith, Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Richard Garcia, Parks Planning and Development Manager; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator; Kareem Dallo, Engineering Division Manager; Jorge Azcarate, CEA Group; Judy Ackerman, citizen

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

Late arrival:

Ms. Katrina M. Martich, 1:39 p.m.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

- a. Approval of Minutes: December 7, 2011

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Ms. Burt requested the following:

1st MOTION RESTATED:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and ~~UNANIMOUSLY~~ CARRIED THAT WE AFFIRM OUR PRIORIZATION LIST AND THAT WHAT COMES FIRST IS THE PRESERVATION OF OUR NATURAL OPEN SPACE AND THAT TAKES PRIORITY OVER PARK PONDS OR ANYTHING ELSE AND THAT THIS MONEY NOT BE ENCUMBERED NOW THAT WE HAVE BEEN ADVISED, THAT THIS

MONEY NOT BE SPENT ON PARK PONDS BUT THAT IT BE KEPT IN THE BANK IN ORDER TO BE SPENT ON OPEN SPACE.

AYES: Ms. Martich, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. Addington, and Mr. von Finger

NAY: Ms. Burt

Motion passed (6-1)

PAGE 9 OF 14

Chair Wakeem requested the following:

The following asked questions and/or made comments:

1. Chair Wakeem disagreed with the accuracy of the \$2 million amount. He had issues regarding the Johnson Basin project not being listed on the OSAB land acquisition list and monies used for that project. **Chair Wakeem asked Mr. John Balliew if the Johnson Basin was natural.**
2. Mr. John Balliew, EPWU, responded to Chair Wakeem's comments. **Mr. Balliew responded the Johnson Basin was natural; additionally, the Johnson Basin was part of the Near Mountain Canyons.**

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Chair Wakeem requested the following:

14. Mr. Valdez explained the reasons why the two Hunt arroyos at Franklin Hills were removed from the OSAB land acquisition list. **The EPWU felt that the two arroyos should be dedicated by the property owner.**

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 7, 2011, AS AMENDED.

NOT PRESENT: Ms. Martich

b. Changes to the Agenda

Mr. Coronado requested the following changes:

1. Agenda items to be heard concurrently:
3.c. (1) and 3.c. (2)
2. Agenda items to be heard concurrently:
3.c. (3), 3.c. (4) and 3.c. (5)

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO ACCEPT THE AGENDA AS AMENDED.

NOT PRESENT: Ms. Martich

- c. Review and comment on current subdivision applications, as indicated below:

SUSU11-000120 and SUSU11-00121 were heard concurrently.

(1) SUSU11-00120: Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10E, Nellie D. Mundy Survey No. 239, and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass presented SUSU11-00120 and SUSU11-00121 simultaneously.

Chair Wakeem asked if the Parks & Recreation Department was allowing park credits for the linear trail in Desert Springs Unit Two.

Mr. Bass responded no, not at this time because of the easement.

FOR CLARIFICATION

Mr. Jorge Azcarate, CEA Group, clarified there is a hike & bike trail that the developer is not receiving credit for.

FEMA 41A ARROYO

Chair Wakeem asked how the FEMA 41A arroyo is being handled.

Mr. Jorge Azcarate, CEA Group, explained he will be handling the flow path with a hybrid channel, leaving the bottom natural and undisturbed with stabilizing concrete lined side slopes to reduce any migration of the channel throughout the entire property.

Mr. Azcarate responded to questions from Board Members regarding the hybrid channel-natural bottom and concrete lined side slopes.

Chair Wakeem called for the question. There was no objection from the Board.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. Thomas and CARRIED TO APPROVE.

NAY: Ms. Balin

The Motion passed. (5-1)

- (2) SUSU11-00121: Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- LOCATION: East of I-10 and North of Transmountain Road
- PROPERTY OWNER: RPW Development, DVEP Land LLC
- REPRESENTATIVE: CEA Group
- DISTRICT: 1
- TYPE: Major Combination
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

See above for comments.

SUSU11-000130, SUSU11-00131 and SUSU11-00136 were heard concurrently.

- (3) SUSU11-00130: Cimarron Sage Unit One – Being a portion of Tracts 1, 1A2, and 1A1, Nellie D. Mundy Survey 242 and Tracts 1B5B2 and 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive and South of Northern Pass Drive
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- TYPE: Major Final
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith presented SUSU11-00130, SUSU11-00131, and SUSU11-0136 simultaneously.

Cimarron Sage Unit One

The applicant is proposing to develop one acre, as well as, approximately 17 acres of open space. Staff is recommending approval with the condition that the future extension of Paseo Del Norte Boulevard be filed prior to or concurrently to provide access.

Cimarron Sage Unit Two

The applicant is proposing to develop two parks; approximately ¼ of an acre and approximately 2.4 acres in size. Staff is recommending approval with the condition that the future extension of Paseo Del Norte Boulevard be filed prior to or concurrently to provide access.

Cimarron Sky Unit 2 (previously known as Cimarron Sage Unit Three)

Staff is recommending approval with the following conditions:

- That Cimarron Sage Unit Two be recorded prior to or concurrently with this subdivision to provide adequate parkland credit.
- That Cimarron Sage Unit One be recorded prior to or concurrently with this subdivision in order to provide adequate access to this subdivision.

- o The City Plan Commission require the applicant to landscape the rear of the double frontage lots on Paseo Del Norte per the Subdivision Code, at that time.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE.

- (4) SUSU11-00131: Cimarron Sage Unit Two – Being a portion of Tracts 1 and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive and South of Northern Pass Drive
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- TYPE: Major Final
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

See above for comments.

- (5) SUSU11-00136: Cimarron Sky Unit 2 – Being a portion of Tracts 1 and 34, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C and 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
- LOCATION: South of Artcraft Road and West of Northern Pass Drive
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- TYPE: Major Final
- STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

See item (3) for comments.

4. **Discussion and Action** regarding Parks and Recreation Department budget for open space and trails. Contact: Marcia J. Tuck, tuckmj@elpasotexas.gov

Ms. Tuck gave a PowerPoint presentation regarding the \$12 million Parks Operating Budget. She stated that there is no money for Trails & Open Space.

The following board members commented on this item: Chair Wakeem, Ms. Martich, Mr. Thomas and Mr. von Finger.

Mr. Garcia and Ms. Tuck answered the questions from the board.

MOTION:

Motion made by Ms. Martich, seconded by Mr. Thomas and UNANIMOUSLY CARRIED THAT OSAB RECOMMENDS THAT THE CITY COUNCIL DIRECTS PARKS AND

RECREATION TO EVALUATE THE USE OF NATIVE VEGETATION FOR ITS FEASIBILITY IN THE DESIGN OF THE BOTTOM OF EACH PARK POND PROJECT.

5. **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez was not present.

Item was postponed for two weeks.

6. **Discussion and Action** on bond funding for non-storm water open space. Contact: Charlie Wakeem, charliewak@sbcglobal.net

Mr. Coronado put a short list together from the discussion at the December 7, 2011 OSAB meeting and noted that Staff will be creating a location map prior to presenting the information to City Council.

The following board members commented on this item: Mr. Thomas, Chair Wakeem, Ms. Martich, and Mr. von Finger.

Chair Wakeem noted the deadline to submit comments is the end of February, 2012.

Chair Wakeem noted the Subcommittee members, Ms. Burt, Mr. Tolbert, Mr. Quintana and himself, would meet next week, 1:30 p.m., City Hall Building. He asked Staff to send out an announcement.

NO ACTION WAS TAKEN.

7. **Discussion and Action:** Status update on a recommendation by the Open Space Advisory Board that the City initiate rezoning of Keystone and Rio Bosque to a Natural Open Space (NOS) District, that both Keystone and Rio Bosque be designated as a Wildlife Sanctuary under the Natural Open Space (NOS) District, and that staff make any other necessary efforts to coordinate with other property owners within the Keystone and Rio Bosque areas to rezone their property to Natural Open Space (NOS) and if appropriate, to designate it as a Wildlife Sanctuary. Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

Prior to her presentation presentation, Ms. Granado distributed copies of a Staff recommended draft Ordinance. Ms. Granado explained that the Subcommittee decided to move forward with establishing standards for a Wildlife Conservancy Overlay rather than revising the NOS districts. Ms. Granado elaborated on the regulations of the Environmental and Wildlife Research Conservancy Overlay (OR Environmental and Wildlife Research Reserve).

The following board members commented on this item: Mr. Thomas, Mr. von Finger, Ms. Burt, Ms. Martich, and Chair Wakeem.

Ms. Cuellar and Ms. Granado answered questions from the board.

POINT OF INFORMATION

Mr. von Finger wondered a list of examples specifying activities and structures would be sufficient.

Ms. Cuellar responded as long as those uses, the list of activities and structures, are allowed under the C-4 zoning; an overlay would restrict those uses.

POINT OF INFORMATION

Mr. von Finger noted Keystone is currently zoned C-4 but natural open space does not prohibit those C-4 activities.

Ms. Granado responded yes; however, it would also prohibit many activities that are currently taking place.

MOTION:

Motion made by Mr. Thomas, seconded by Mr. Tolbert and CARRIED TO RECOMMEND APPROVAL OF THE DRAFT ORDINANCE.

NAY: Mr. von Finger

ABSTAIN: Ms. Balin

8. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan. Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado explained Mr. Puga has agreed to have Board Members tour the site. He asked when Board Members wanted to schedule the tour.

The morning of the 25th was decided upon

Prior to discussing the following agenda item, Chair Wakeem requested Ms. Cuellar clarify the rules regarding placing items on the agenda.

Ms. Cuellar explained that individual Board Members should not contact Staff to place items on agendas. The Chair will determine whether or not the item should be placed on the agenda.

8. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested that the postponed agenda item be placed on the next agenda:

1. Agenda Item 5 - **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. von Finger would like a timeline of the negotiations regarding property that the Board has recommended be purchased, including who was party to the discussions added to the item

2. Bond update.

Mr. Tolbert requested:

1. Discussion and Action on whether or not the \$400,000.00 taken out of Open Space monies for the purchase of Johnson Basin should not be returned to Open Space and that that money should be taken out of some other item.
2. The Board would like to see the EPWU-PSB financial statement for the 2010-2011 Budget.

Mr. von Finger requested:

1. Wording of previous Bond election projects, specifically Parks & Recreation projects. (Subcommittee)
2. Rio Bosque Feasibility Study

Ms. Martich requested:

First meeting in February OSAB meeting, creation of a rolling spreadsheet of motions and recommendations, Staff to provide a quarterly briefing regarding the status of those.

10. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and CARRIED TO ADJOURN.

NAY: Ms. Burt

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

TO: Department Heads
FROM: Richarda Duffy Momsen, Municipal Clerk
SUBJECT: UNIFORM FORMAT FOR MINUTES OF CITY BOARDS/COMMISSIONS/ AND COMMITTEES
DATE: February 17, 2006

The City Manager and the City Attorney have asked me to provide guidance to all City staff assigned to City boards, commissions and committees regarding the preparation of the minutes for the meetings of those bodies. This is in accordance with Section 2.040.020 of the Municipal Code:

El Paso Municipal Code 2.04.020 Meetings--Minutes—Recordkeeping:

- A. All duly constituted boards and commissions of the City are required to file minutes of their meetings with the City Clerk of the City. The original and two copies of the minutes will be filed with the City Clerk within a reasonable time after the minutes have been approved by the appropriate board or commission.
- B. The City Clerk is required to maintain a file of the minutes of the meetings of all boards and commissions for inspection by the Mayor and Council and the public.
- C. The City Clerk is authorized to require a uniform format of such minutes. (Prior code § 2-3.2.1)

The City Clerk's Uniform Format: Required Elements:

- Name of the City Board, Commission or Committee.
- Date and time of the meeting.
- Time the meeting actually began.
- Roll call of members present.
- Notation of members who arrived late and the time they arrived.
- Notation of members who left the meeting early and the time of their departure.
- Notation of members absent.
- Agenda items as posted on Board/Commission/Committee Agenda or as revised at the meeting through a motion of the board/commission/committee.
- Actions (motions) of Board/Commission/Committee to include notations of:

- ✓ Language of motion made (Approve and what is being approved, Deny, Postpone for how long, Delete, etc.)
- ✓ By whom the motion was made and by whom it was seconded
- ✓ Votes on the motion
- ✓ Whether the motion passed or failed
- Statements made by a member that he/she specifically asks to be included in the record.
- Time meeting ended (adjournment)

Production of Board/Commission/Committee Minutes:

Minutes should be prepared and submitted for approval on the agenda of the **next** regularly scheduled meeting of the Board/Commission/Committee.

Submission of Minutes to City Clerk and to the Board/Commission/Committee Web Site:

- Submit to the City Clerk two (2) copies of the approved minutes the next working day following the approval by the Board/Commission/Committee.
- Retain the original minutes for your departmental records.
- Upload a scanned copy of the minutes to the City's Board and Commission web site, www.elpasotexas.gov/boards/ the next working day following the approval of the minutes by the Board/Commission/Committee.

Questions: For additional guidance in preparing the minutes, please call my office: Secretary III Irma Lopez at 541-4128.

For guidance in uploading the minutes to the Boards and Commission web site, please call the City Clerk's Records Division at 541-4127.

CC: Joyce Wilson, City Manager
Charlie McNabb, City Attorney



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00138 Desert Springs Unit Four
Application Type: Major Preliminary
CPC Hearing Date: January 26, 2012
Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10
Acreage: 52.69 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3 (Residential) & R-3A (Residential)
Proposed Zoning: R-3 (Residential) & R-3A (Residential)

Nearest Park: Westside Park (2.22 miles)
Nearest School: Canutillo Middle School (1.94 miles)
Park Fees: N/A
Impact Fee: The property is located in the Westside Impact Fee Service Area and is subject to impact fees.

Property Owner: RPW Development, DVEP Land LLC
Applicant: RPW Development, DVEP Land LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) & R-3A (Residential)/ Vacant

South: R-3 (Residential) & R-3A (Residential)/ Vacant

East: R-3 (Residential)/ Vacant

West: R-5/sp (Residential/special contract)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Light Industrial, Mixed-Use and None.

APPLICATION DESCRIPTION

The applicant is proposing 186 single-family residential lots, a 1.04-acre park, and two hike and bike trails. The proposed development will also include a drainage/open space/wild life corridor within the arroyo, located along the northern boundary of the subdivision. Primary access will be from Enchanted Springs Drive (within Desert Springs Unit One) and Resler Drive.

On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 76-foot minor arterial right-of-way instead of a 64-ft collector arterial, as required per the City of El Paso Master Thoroughfare Plan.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
- To allow a street name to exceed the 13-character limit for Enchanted Springs Drive.

CASE HISTORY

Desert Springs Unit Four is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009. An amendment to the land study was administratively approved on October 21, 2010.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **pending** of Desert Springs Unit Four on a **Major Preliminary** basis subject to the following conditions and requirements:

- Desert Springs Unit Four shall be filed concurrently with Desert Springs Unit One, Desert Springs Unit Two, Enchanted Hills Unit One, and Enchanted Hills Unit Three
- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

PLANNING DIVISION RECOMMENDATION:

Pending

ENGINEERING & CONSTRUCTION MANAGEMENT - LAND DEVELOPMENT COMMENTS:

The revision shall be reflected on the plat before the final plat approved by CPC.

1. The proposed Ponding Area and the Channel shall be within the boundary of either Desert Springs Unit Four Subdivision or Desert Springs Unit Five Subdivision. Title 19, Section 19.08.080 and 19.16.050.
2. Location Map shall be scaled to 1"=600'.
3. Verify the conversion factor from NGVD to City Datum.

4. Add the statement **Hybrid Channel #2** to the statement proposed **Drainage R.O.W.**

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:

The Department of Transportation has the following comments:

1. In order to ensure adequate access to the proposed development the following plats are to be recorded prior to or concurrently with the proposed subdivision:
 - a. Desert Springs Unit 1
 - b. Desert Springs Unit 2
 - c. Enchanted Hills Unit 1
 - d. Enchanted Hills Unit 3
2. Cross sections of Resler and Enchanted Springs shall continue the hike/bike path treatments previously approved in the Desert Springs and Enchanted Hills Land Studies.
3. The following intersections shall comply with Section 19.15.070.A (Intersections):
 - a. Enchanted Springs at Nearpoint
 - b. Resler at Eagle Vista
 - c. Resler at Frostline
4. Transportation recommends the use of the current street cross sections which include five-foot sidewalks and five-foot parkways.

Notes:

1. Double frontage lots on Enchanted Springs and Resler shall comply with Section 19.23.040 H (Double Frontage Lots)
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

FIRE DEPARTMENT COMMENTS:

Pending

PARKS DEPARTMENT COMMENTS:

We have reviewed **Desert Springs #4** a major preliminary plat map; this plat is part of the Desert Springs Land Study (Aka: Transmountain Land Study) which consists of 186 Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site"** & a **Hike & Bike Trail**.

Please note that this development is vested under the old ordinance at required "Parkland" dedication of one acre of park per every two hundred (200) dwelling units therefore complying with the minimum "Parkland" requirements as per the "Old-Old" ordinance; furthermore, we offer Developer / Engineer the following comments:

1. Parkland calculations as follows:

Desert Springs #4 – Is dedicating a "Park Site" for a total of **1.04-acres**

Desert Springs #4 = 186 Units at a rate of One acre / 200 Units requires **0.93-acres**

Meets & Exceed the minimum requirements by 0.11-acres

2. Clarify if areas noted as "Sloped Open Space" are to remain undisturbed; if disturbed, they shall be restored with landscape & vegetation complete with irrigation system – Place notation
3. Provide "Hike & Bike Trail" acreage separate from the "Drainage / Open Space / Wild Life Corridor".
4. On Hybrid Channel cross section, call out for the 4' high rock wall along the residential side to be built by Developer as part of the Hike & Bike trail improvements or provide a 6'x12" concrete header along the trail side to prevent disturbance to the landscaped area.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water

infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's frontages
16. Construction of Park improvements need to be coordinated and inspected by Parks Department.
17. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

EL PASO WATER UTILITIES:

1. EPWU does not object to this request. EPWU has coordinated with the Owner's engineer the provisions for water and sanitary sewer service to the subject subdivision. Sanitary sewer flows from this subdivision will be conveyed to the proposed sanitary sewer system within Desert Springs Unit 1.
2. EPWU requires for Desert Springs Unit 1 to be recorded prior or concurrently with Desert Springs Unit 4.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water and sewer service for this subdivision is contingent on the construction and acceptance of the water and sewer mains within Desert Spring Unit 1. Provision of water service for the entire Desert Springs Development requires the extension of the existing 12-inch diameter water main

located just north of Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Spring Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.

5. Sanitary sewer service for the entire Desert Springs Development requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

6. There is a 24-inch water transmission main to be constructed along the proposed extension of Resler Drive. EPWU requests for the Owner to coordinate so that the required water and sewer mains are installed ahead or in parallel with development.

7. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.

9. IH-10 and Transmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

STORMWATER:

1. The Desert Springs Unit 4 subdivision plat includes a hybrid channel that conveys runoff from a detention basin proposed in the Desert Springs Unit 5 plat. The detention basin and hybrid channel function together to manage Flow Path 41A runoff. Revise the subdivision plats for Desert Springs Units 4 and 5 to keep the detention basin and hybrid channel together within one subdivision.

2. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed within a designated City-owned property or right-of-way. According to Section 19.16.050 of the subdivision code, public storm sewers shall be accessible for inspection and maintenance by the city. We recommend changing the drainage easements (for storm drain pipe) located within residential lots to drainage right-of-ways.

(The comments below shall be addressed in the improvement plan stage.)

3. The subdivider proposes a hybrid channel within Desert Springs Unit 4. The hybrid channel will have concrete lined side slopes and an earthen bottom. Although this hybrid channel cross section does not meet any design standard in the subdivision code, EPWU recognizes that the City of El Paso Engineering Department previously requested the design. The Engineer shall

provide enough information to prove the hybrid channel will provide for and protect public health, safety, and general welfare as required by section 19.04.030 of the subdivision code.

4. EPWU requests that the Engineer provide a sediment transport model/analysis including the expected amount of scour along the arroyo and hybrid channel. In accordance with the Drainage Design Manual, all unprotected channel surfaces to be engineered to resist erosion, scour, and shear stress.

5. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

6. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

SUN METRO COMMENTS:

Pending

911 DISTRICT COMMENTS:

The 911 District requests that a portion **FROSTLINE PL** be renamed so that the odd/even situation on the same side of the street is eliminated.

EL PASO ELECTRIC COMPANY COMMENTS:

Pending

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS :

Pending

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

Pending

TEXAS GAS SERVICE COMMENTS

Pending

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development Department—Planning Division the following:

- a. tax certificates
- b. release of access document
- c. set of restrictive covenants

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

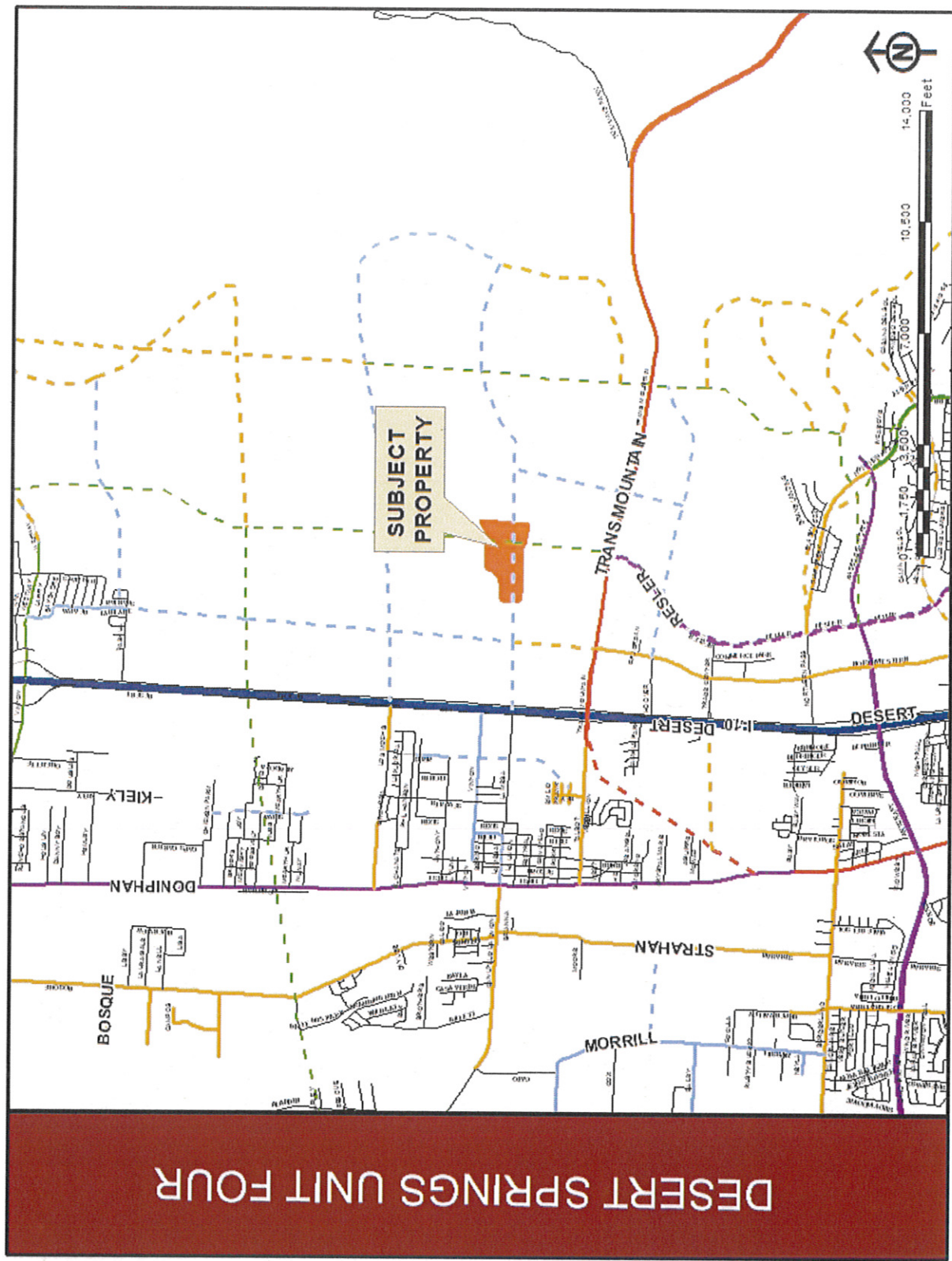
Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270
4 inch	16.67	\$10,990	\$15,453
6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

***Fees do not apply to water meter or connections made for standby fire protection service.**

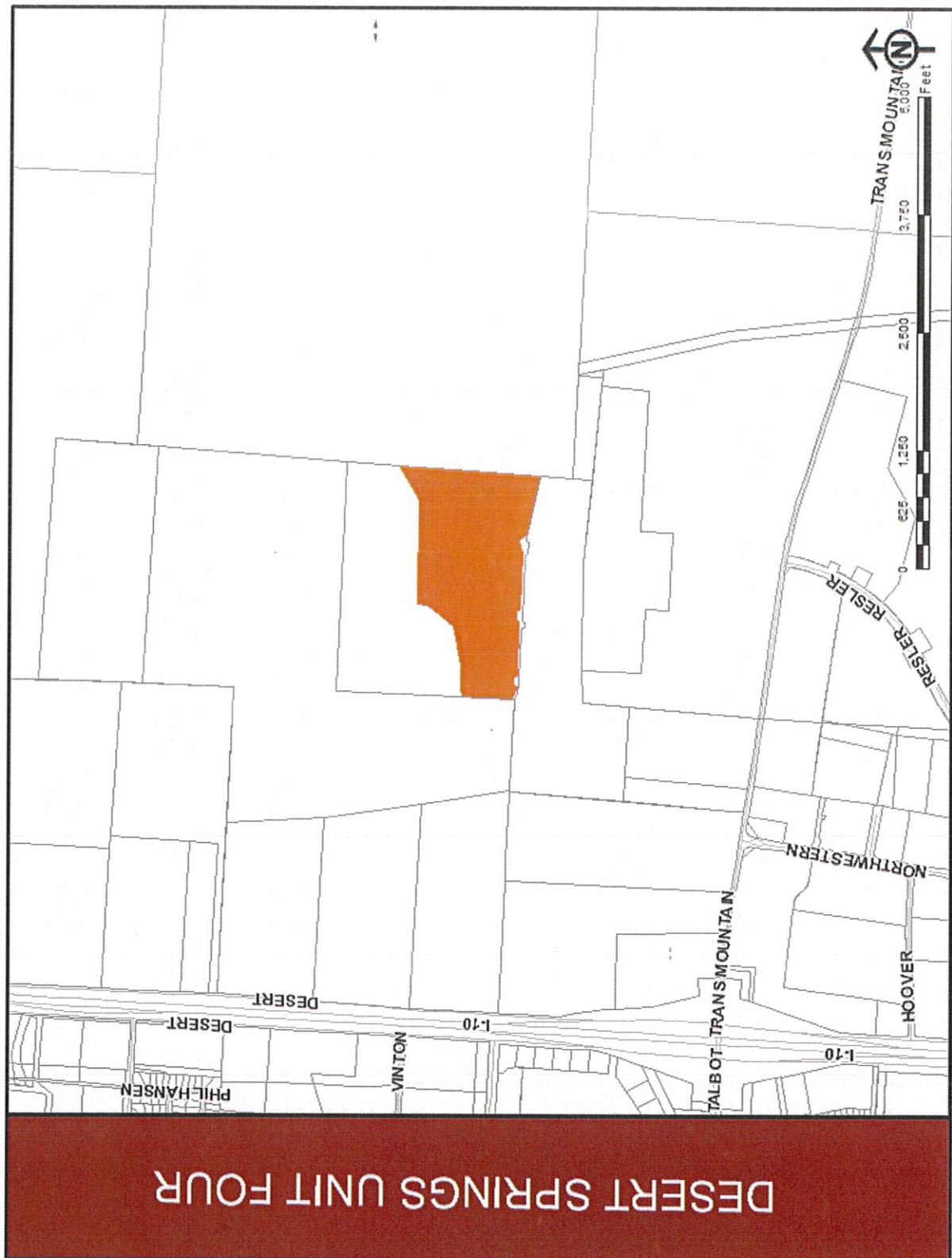
Attachments

1. Location Map zoom out
2. Location Map
3. Aerial zoom out
4. Aerial
5. Arroyos zoom out
6. Arroyos
7. Preliminary Plat
8. Application

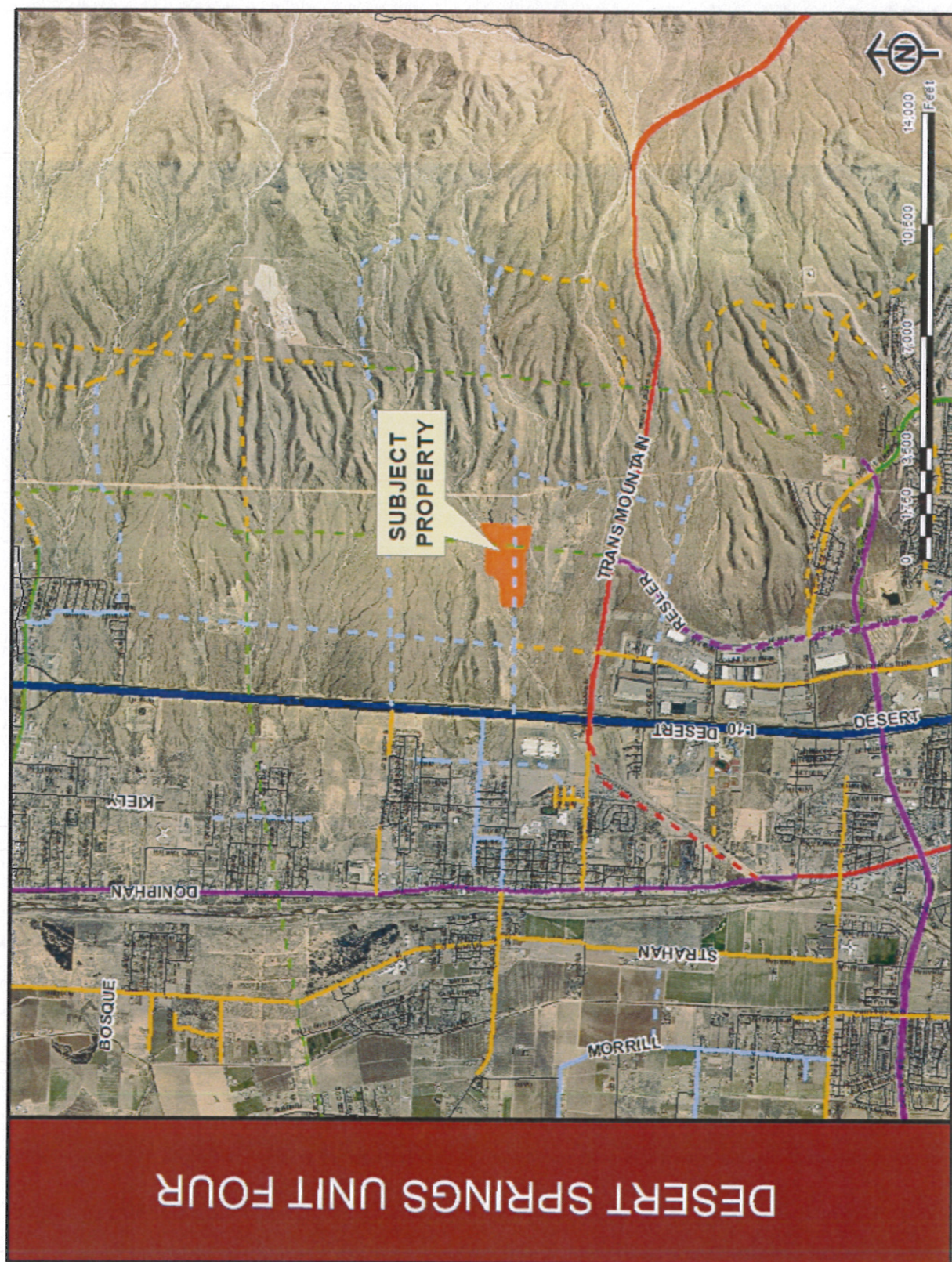
ATTACHMENT 1



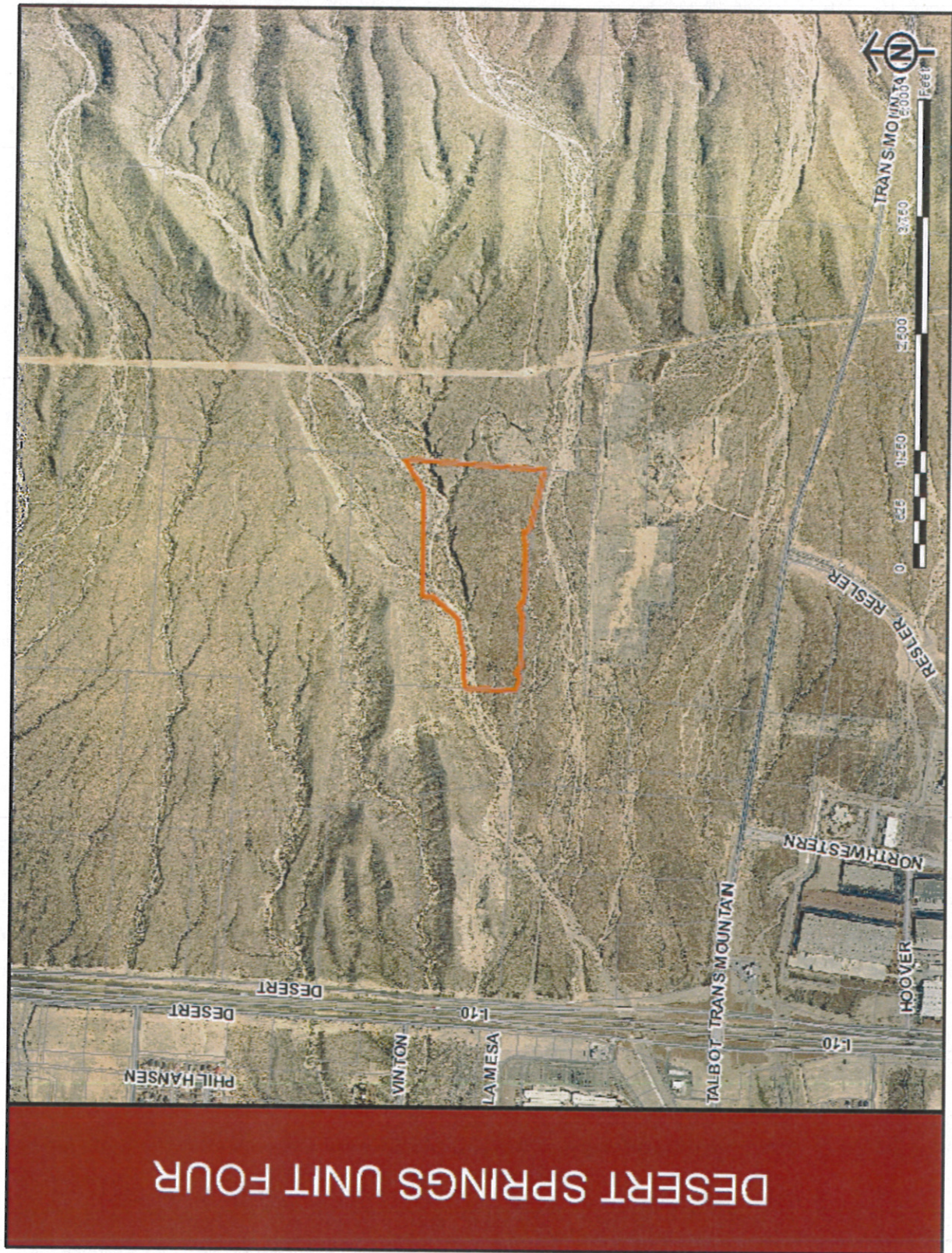
ATTACHMENT 2



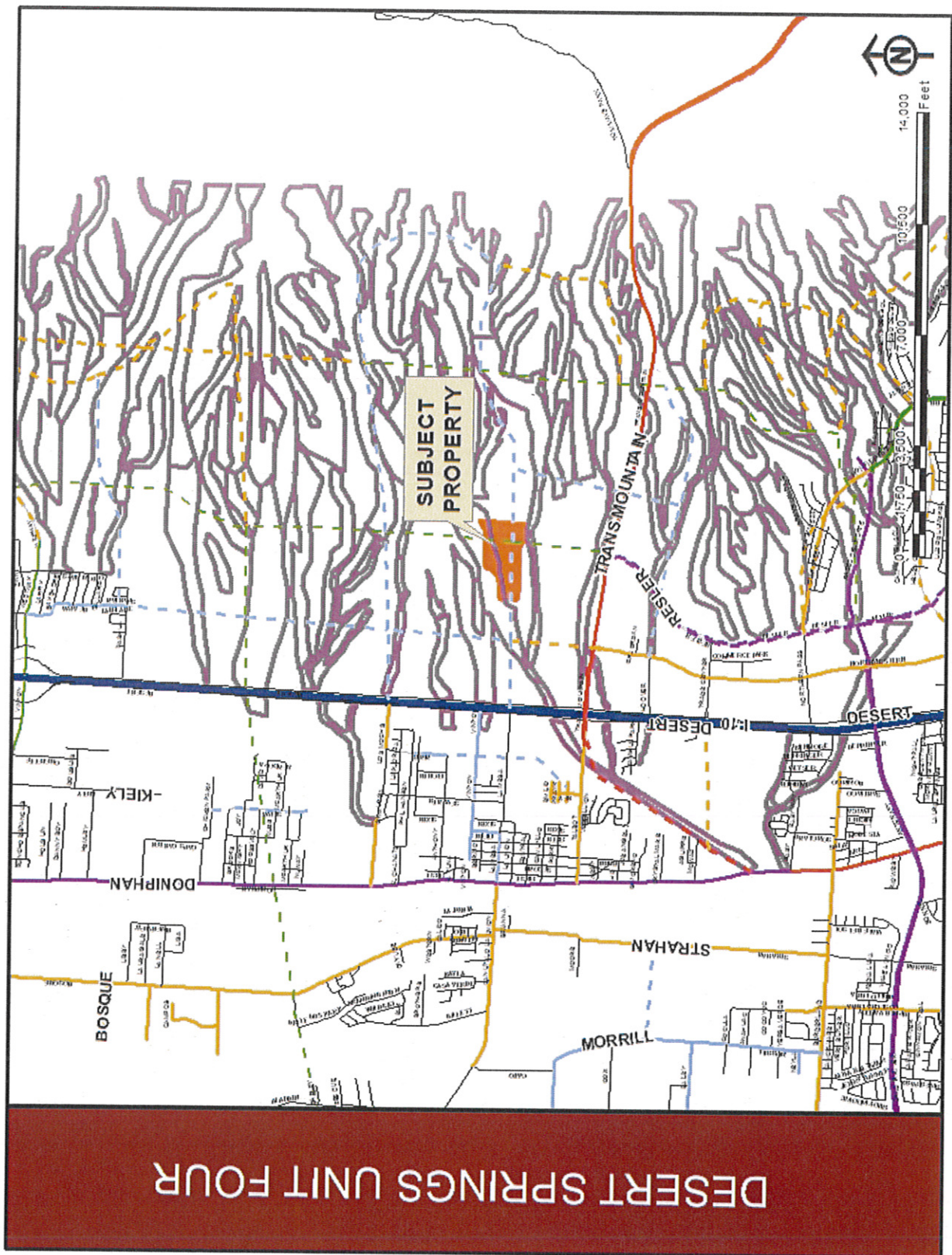
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



January 26, 2012

ATTACHMENT 8



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 12-22-11

FILE NO. SUSU11-00138

SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie A. Mundy Survey No. 243, and No. 244, Parcel 2
City of El Paso, El Paso County, Texas, Containing approximately 60.59 acres

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>25.78</u>	<u>186</u>	Office		
Duplex			Street & Alley	<u>11.59</u>	<u>11</u>
Apartment			Ponding & Drainage	<u>21.85</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.04</u>	<u>1</u>	<u>Hike/ Bike Trail</u>	<u>0.95</u>	<u>2</u>
School					
Commercial			Total No. Sites ,	<u>203</u>	
Industrial			Total (Gross) Acreage	<u>61.21</u>	

3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets at Storm sewer infrastructure
Discharging to proposed Hybrid Channel
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception N/A
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

DEC 22 2011

12. Owner of record SEE BELOW
 (Name & Address) (Zip) (Phone)

12. Developer _____
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,901.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

Director of Land and Development

[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of record DVEP Land LLC 7910 Gateway East, Ste. 102 79915 915-591-6319
 (Name & Address) (Zip) (Phone)

Owner Signature: _____

Director of Land and Development

[Signature]

12. Owner of record RPW Development 7910 Gateway East, Ste. 102 79915 915-591-6319
 (Name & Address) (Zip) (Phone)

Owner Signature: _____

Director of Land and Development

[Signature]





City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00139 Desert Springs Unit Five
Application Type: Major Preliminary
CPC Hearing Date: January 26, 2012
Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10
Acreage: 42.60 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3 (Residential) & R-3A (Residential)
Proposed Zoning: R-3 (Residential) & R-3A (Residential)

Nearest Park: Westside Park (2.51 miles)
Nearest School: Canutillo Middle School (2.35 miles)
Park Fees: N/A
Impact Fee: The property is located in the Westside Impact Fee Service Area and is subject to impact fees.

Property Owner: RPW Development, DVEP Land LLC
Applicant: RPW Development, DVEP Land LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) & R-3A (Residential)/ Vacant

South: R-3 (Residential) & R-3A (Residential)/ Vacant

East: R-3 (Residential)/ Vacant

West: R-5/sp (Residential/special contract)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Light Industrial, Mixed-Use and None.

APPLICATION DESCRIPTION

The applicant is proposing 140 single-family residential lots, a 1.61-acre park, and a hike and bike trail. Primary access will be from Resler Drive.

On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision code be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.

CASE HISTORY

Desert Springs Unit Five is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009. An amendment to the land study was administratively approved on October 21, 2010.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **pending** of Desert Springs Unit Five on a **Major Preliminary** basis subject to the following conditions and requirements:

- Desert Springs Unit Four shall be filed concurrently with Desert Springs Unit One, Desert Springs Unit Two, Desert Springs Unit Four, Enchanted Hills Unit One, Enchanted Hills Unit Three
- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

PLANNING DIVISION RECOMMENDATION:

Pending

ENGINEERING & CONSTRUCTION MANAGEMENT - LAND DEVELOPMENT COMMENTS:

The revision shall be reflected on the plat before the final plat approved by CPC.

1. The proposed Ponding Area and the Channel shall be within the boundary of either Desert Springs Unit Four Subdivision or Desert Springs Unit Five Subdivision. Title 19, Section 19.08.080 and 19.16.050.
2. Location Map shall be scaled to 1"=600'.

3. Verify the conversion factor from NGVD to City Datum.

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:

The Department of Transportation has no objections to the proposed plat with the following condition:

1. In order to ensure adequate access to the proposed development the following plats are to be recorded prior to or concurrently with the proposed subdivision:
 - a. Desert Springs Unit 1
 - b. Desert Springs Unit 2
 - c. Desert Springs Unit 4
 - d. Enchanted Hills Unit 1
 - e. Enchanted Hills Unit 3

Note:

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

FIRE DEPARTMENT COMMENTS:

Pending

PARKS DEPARTMENT COMMENTS:

We have reviewed **Desert Springs #5** a major preliminary plat map which consists of 140 Single-family dwelling lots, is part of the Desert Springs Land Study (Aka: Transmountain Land Study) and Developer is proposing to dedicate a **1.61-acre "Park Site"**.

Please note that this development is vested under the "Old-Old" ordinance at required "Parkland" dedication of one acre of park per every two hundred (200) dwelling units therefore complying with the minimum "Parkland" requirements furthermore, we offer Developer / Engineer the following comments:

1. Flow path (Arroyo No. 41-A) shall remain undisturbed – Place notation.
2. Clarify if "Slope" areas as noted on Lots 1 thru 46, Block 26 are to remain undisturbed; if disturbed, they shall be restored with landscape & vegetation complete with irrigation system – Place notation.
3. Show proposed "15' Hike & Bike Trail" with-in the "Drainage / Open Space / Wild Life Corridor" as shown on Desert Springs #4.
4. On proposed "15' Hike & Bike Trail" show acreage separate from the "Drainage / Open Space / Wild Life Corridor" acreage.

5. On Hybrid Channel #2 cross section, call out for the 4' high rock wall along the residential side to be built by Developer as part of the Hike & Bike trail improvements or provide a 6'x12" concrete header along the trail side to prevent disturbance to the landscaped area.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide frontage lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.

10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
14. Provide adequate cross-sections enough to better understand the finished improvements.
15. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
16. Applicant / Contractor is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
17. A 7' wide concrete sidewalk is required all along the park's frontages.
18. Construction of Park improvements need to be coordinated and inspected by Parks Department.
19. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

EL PASO WATER UTILITIES:

1. EPWU requires for the sanitary sewer flows from this subdivision to flow west along Sun Loft Place to the Enchanted Hills Development. The PSB easement within Lot 3, Block 24 is not required.
2. EPWU requires for Desert Springs Unit 4 and Enchanted Hills Unit 3 to be recorded prior or concurrently with Desert Springs Unit 5.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water and sewer service for this subdivision is contingent on the construction and acceptance of the water and sewer mains within Desert Spring Unit 4. Provision of water service for the entire Desert Springs Development requires the extension of the existing 12-inch diameter water main located just north of Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Spring Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site

easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.

5. Sanitary sewer service for the entire Desert Springs Development requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

6. There is a 24-inch water transmission main to be constructed along the proposed extension of Resler Drive. EPWU requests for the Owner to coordinate so that the required water and sewer mains are installed ahead or in parallel with development.

7. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.

9. IH-10 and Transmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

STORMWATER:

1. The Desert Springs Unit 5 subdivision plat includes a detention basin that discharges runoff to a hybrid channel proposed in the Desert Springs Unit 4 plat. The detention basin and hybrid channel function together to manage Flow Path 41A runoff. Revise the subdivision plats for Desert Springs Units 4 and 5 to keep the detention basin and hybrid channel together within one subdivision.

(The comments below shall be addressed in the improvement plan stage.)

2. The ponding area proposed at Lot 32, Block 28 shown on the plat lacks several structural features that are required by the subdivision improvement design standard. Among these are an emergency concrete spillway, an access ramp, and a maintenance road. Also, the topography on the plat indicates the detention basin sides will exceed the maximum slope.

3. Design of the ponding area shall meet subdivision ordinance requirements for a detention basin. Percolation tests within the proposed pond shall be performed at the time of excavation according to ASTM D 5126 and the reports submitted for review and approval by EPWU Stormwater Engineering. Subsurface soil profiles shall be provided to a minimum of 5' (feet) below the proposed pond invert. Stormwater shall percolate within 72 hours under wet conditions in accordance with Section 11.4.3 of the City of El Paso's Drainage Design Manual (DDM) and Detail 2-2 of the City of El Paso's Design Standards for Construction (DSC). If stormwater does not percolate, the Engineer shall be responsible for designing basin improvements that allow stormwater to percolate within 72 hours.

4. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

5. EPWU requests that the Engineer provide a sediment transport model/analysis including the expected amount of scour along the arroyos and channels. Also indicate the expected volume of silt in the proposed drainage basin. In accordance with the Drainage Design Manual, all unprotected channel surfaces shall be engineered to resist erosion, scour, and shear stress.

6. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

SUN METRO COMMENTS:

Pending

911 DISTRICT COMMENTS:

The 911 District requests that a portion of SUN LOFT PL be renamed. The address range disparity where east/west turns to north/south could conceivably present emergency response delays and confusion.

EL PASO ELECTRIC COMPANY COMMENTS:

Pending

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS :

Pending

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

Pending

TEXAS GAS SERVICE COMMENTS

Pending

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development Department—Planning Division the following:

- a. tax certificates
- b. release of access document
- c. set of restrictive covenants

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

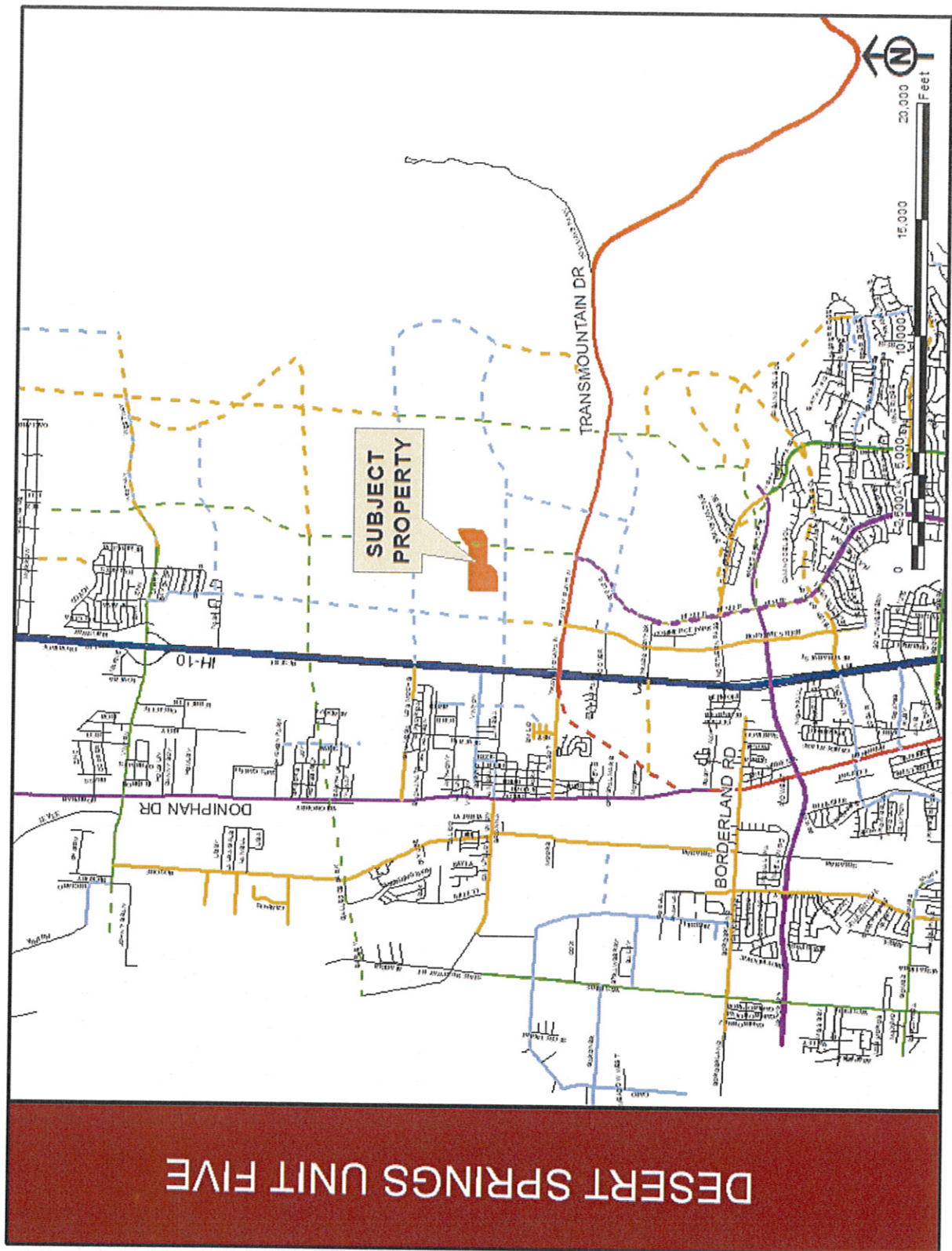
Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270
4 inch	16.67	\$10,990	\$15,453
6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

***Fees do not apply to water meter or connections made for standby fire protection service.**

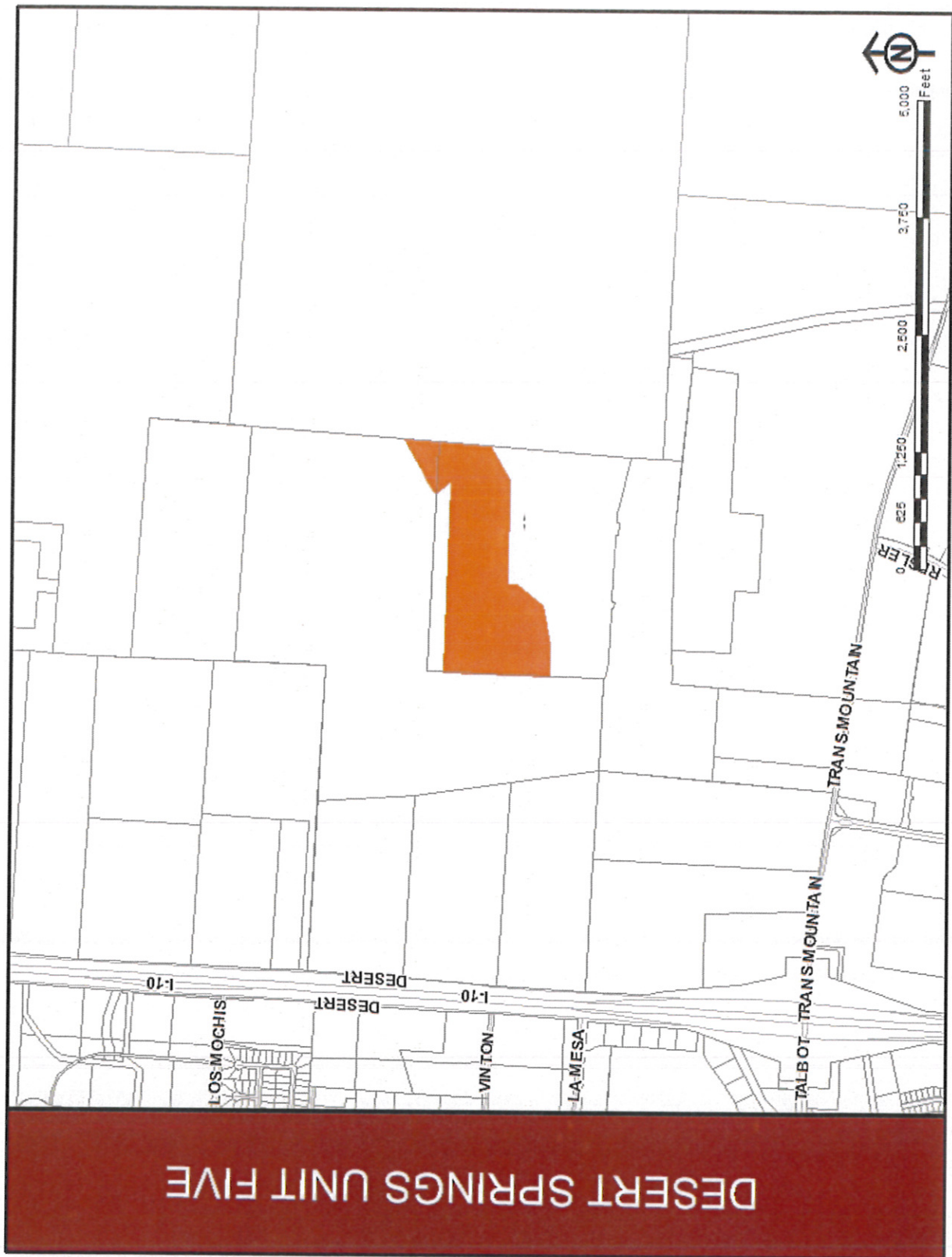
Attachments

1. Location Map zoom out
2. Location Map
3. Aerial zoom out
4. Aerial
5. Arroyos zoom out
6. Arroyos
7. Preliminary Plat
8. Application

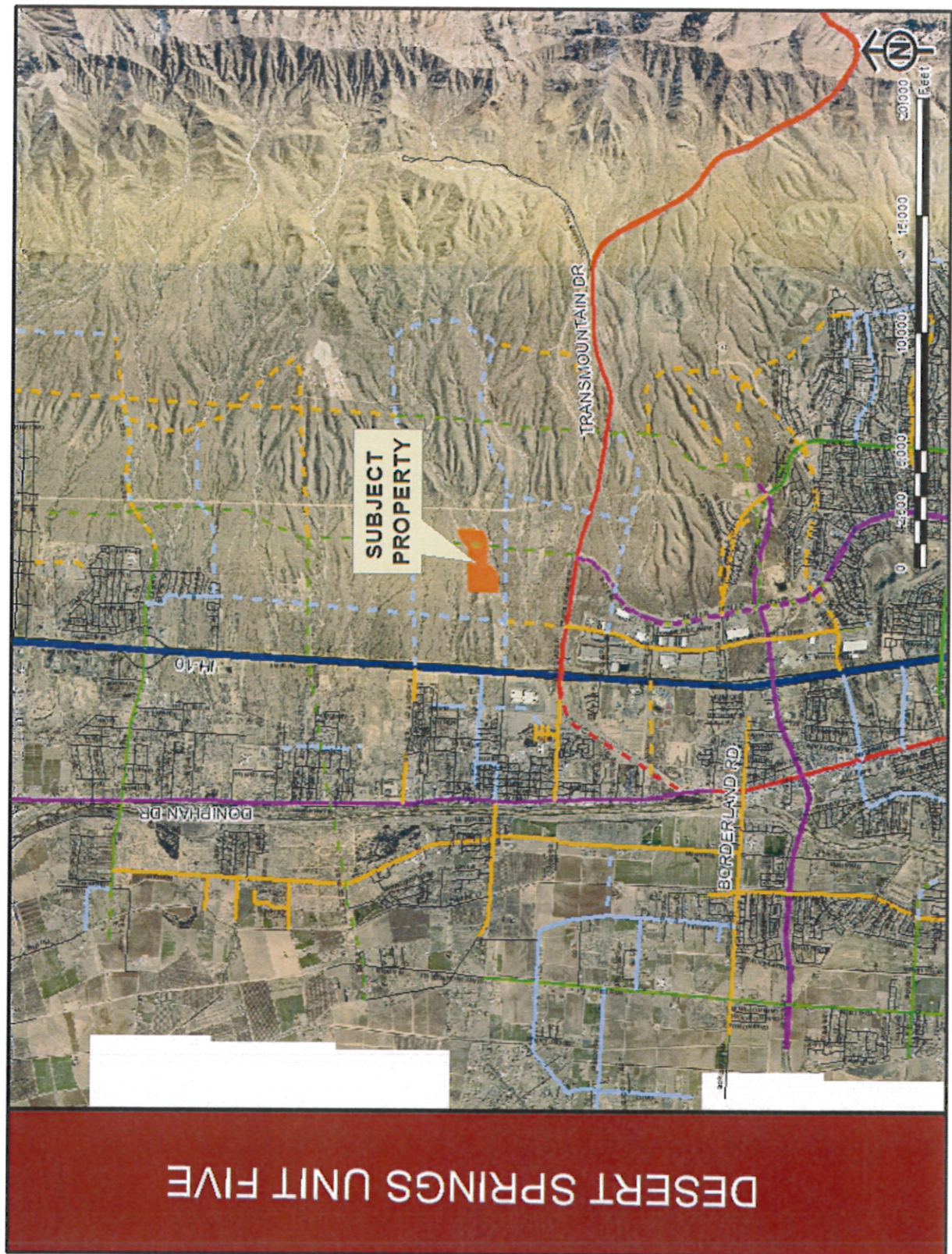
ATTACHMENT 1



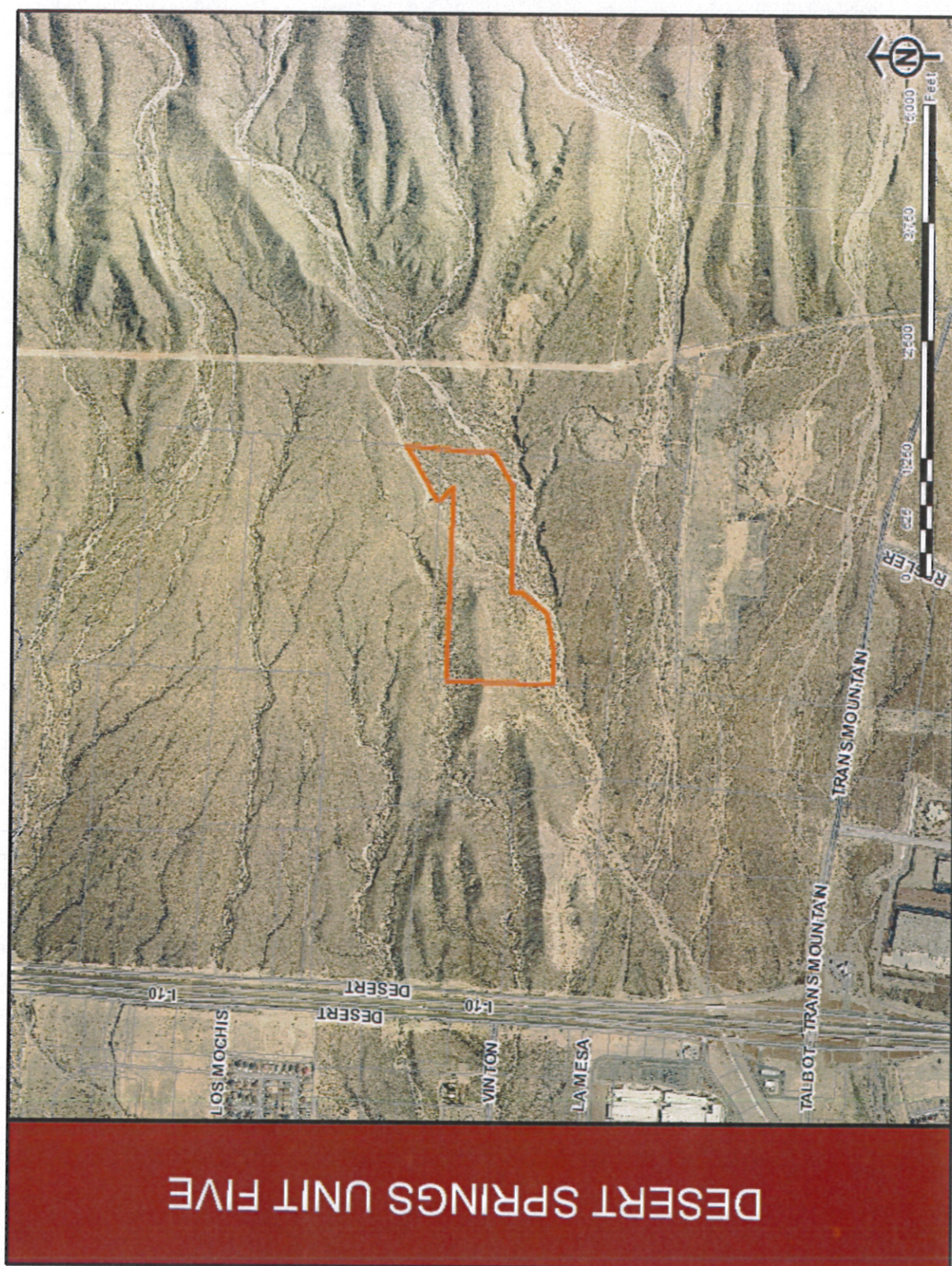
ATTACHMENT 2



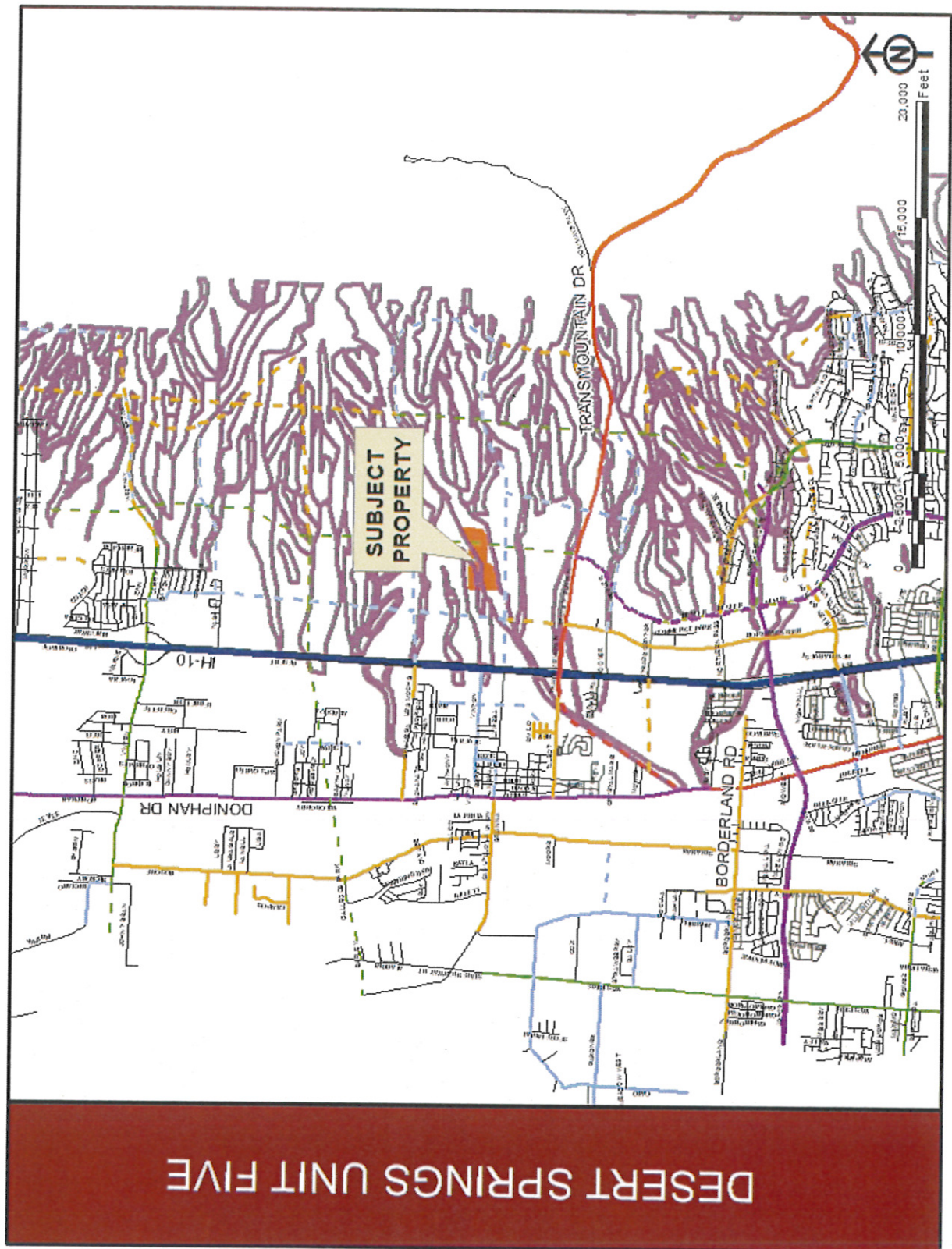
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6





DATE OF PREPARATION APRIL 20TH
DATE OF REVIEW DECEMBER 20TH

CONTACT: BENITO BARRERA, R.F. 1

1

1

DETAILS
SCALE: 1" = 10'

10

10

ATTACHMENT 8



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 12-22-11

FILE NO. SUSU11-00139

SUBDIVISION NAME: Desert Springs Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie D. Mundy Survey No. 244, Parcel 2, City of El Paso,
El Paso County, Texas, Containing approximately 34.09 acres.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	24.60	140	Office		
Duplex			Street & Alley	7.75	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	1.69	1	Drainage R.O.W.	0.05	1
School					
Commercial			Total No. Sites	149	
Industrial			Total (Gross) Acreage	34.09	

3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlet at storm sewer infrastructure
Discharging to existing Hybrid Channel
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception N/A
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached)



12. Owner of record SEE BELOW
(Name & Address) (Zip) (Phone)
12. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Signature]
Director of Land and Development

[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of record DVEP Land LLC 7910 Gateway East, Ste. 102 79915 915-591-6319
(Name & Address) (Zip) (Phone)

Owner Signature: _____

[Signature]
Director of Land and Development

12. Owner of record RPW Development 7910 Gateway East, Ste. 102 79915 915-591-6319
(Name & Address) (Zip) (Phone)

Owner Signature: _____

[Signature]
Director of Land and Development





City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00052
Application Type: SmartCode Rezoning
CPC Hearing Date: January 12, 2012
Staff Planner: Melissa Granado, 915-541-4730, granadom@elpasotexas.gov
Location: South of Castellano, north of Executive Center, east of Interstate 10 and west of Mesa
Legal Description: Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, City of El Paso, El Paso County, Texas
Acreage: 5 acres
Rep District: 8
Zoning: C-2 (Commercial)
Existing Use: Vacant
Request: From C-2 (Commercial) to SCZ (SmartCode Zone)
Proposed Use: Senior housing facility
Property Owner: EPT Mesa Development, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial)
South: R-3 (Residential)
East: C-3 (Commercial)
West: C-2 (Commercial)

Plan for El Paso Designation: Mixed Use (Northwest Planning Area)

Nearest Park: Mission Hills Park (1.7 miles)

Nearest School: Morehead Middle School (1.5 miles)

NEIGHBORHOOD ASSOCIATIONS

Mesa Hills Neighborhood Association
Save the Valley
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 21, 2011.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning from C-2 (Commercial) to SmartCode Zone (SCZ) to permit an Infill Traditional Neighborhood Development (TND), T4O (General Urban Zone - Open) transect. The property is 5 acres in size and is currently vacant. The regulating plan shows a Senior Housing Facility to be located on the site. There are no zoning conditions currently imposed on this property. A variance request for the required front yard setback was approved by the Zoning Board of Adjustments on November 14, 2011.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-2 (Commercial) to SCZ (SmartCode Zone) based on the compatibility with the comprehensive plan and the adjacent properties

in the area. This development complies with Title 21 SmartCode and furthers the City Council direction to promote smart growth.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning staff's recommendation for approval.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

No comments.

Department of Transportation

The Department of Transportation does not object to the proposed rezoning; however, the following concern shall be addressed:

1. The proposed thoroughfare type for Castellano does not match the standard cross-section that was approved with the original subdivision plat.

Note:

2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

El Paso Water Utilities

1. The Owner/Developer has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to Montecillo Unit 3 subdivision. The Developer's utility contractor is currently installing the required water and sanitary sewer mains. These mains are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.

2. Furthermore, a sanitary lift station with associated force main and an off-site gravity main with horizontal tunneling across IH-10 are required to provide sewer service to the proposed subdivision. The Owner/Developer has also entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct these facilities and currently under construction. No Final Acceptance has been issued by EPWU for these facilities.

3. The property will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at every lot within the intermediate pressure zone. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

4. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.

5. Application for services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility

plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

Fire Department

Recommend approval.

Police Department

The change does not present an issue for police. The concern for the area would be that adequate lighting and traffic control is available for the citizens.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Regulating plan



SMART CODE APPLICATION
EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

MONTECILLO ESTATES UNIT 3 - SENIOR HOUSING

TABLE OF CONTENTS

- PAGE 2 - AERIAL
- PAGE 3 - EXISTING ZONING
- PAGE 4 - PROJECT SIZE & BOUNDARY
- PAGE 5 - TRASECT ZONE ALLOCATION
- PAGE 6 - THOROUGHFARE ASSIGNMENTS
- PAGE 7 - WARRANT & VARIANCE REQUESTS



LEGEND

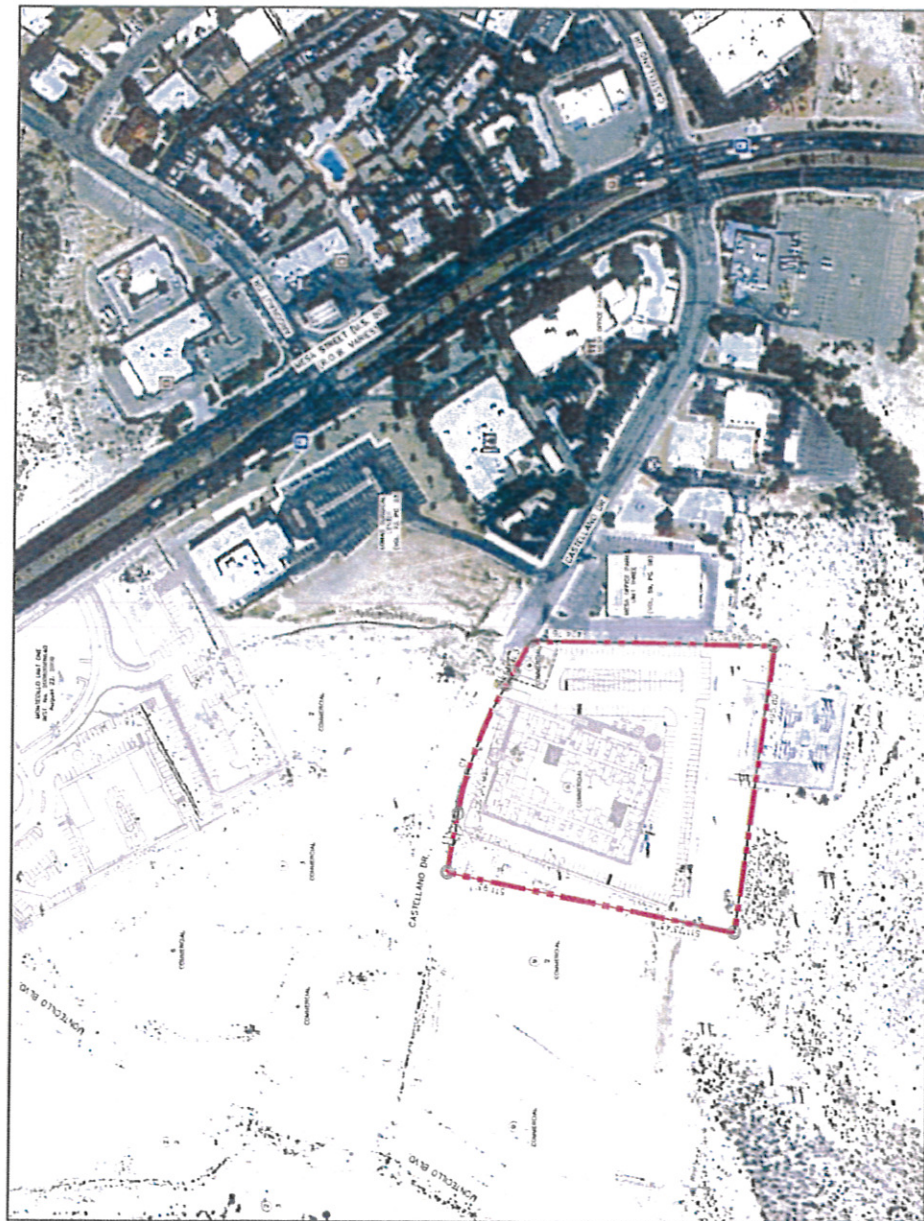
PROJECT BOUNDARY



PAGE 1

NOVEMBER 9, 2011

SMART CODE APPLICATION: MONTECILLO ESTATES UNIT 3 - SENIOR HOUSING REGULATING PLAN



AERIAL

AN AERIAL OF MONTECILLO ESTATES UNIT 3 - SENIOR HOUSING LOCATION IS SHOWN WITH EXISTING HOUSING, RESIDENTIAL, OFFICE AND MEDICAL USES

LINE	LENGTH	BEARING
1	102.25	N 75° 15' 00" E
2	53.00	N 75° 15' 00" W
3	100.00	S 75° 15' 00" W
4	102.25	N 75° 15' 00" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	100.00	20.00	19.95	20.00	N 75° 15' 00" E	20.00°



LEGEND

PROJECT BOUNDARY

PAGE 2

CONDE INC.
 10000 N. 10TH AVE., SUITE 100
 PHOENIX, AZ 85020
 PHONE: 602.998.1100
 FAX: 602.998.1101

NOVEMBER 9, 2011

PER SECTION 21.10.040 (B)(1)

THE LEGAL DESCRIPTION FOR
MONTECILLO ESTATES UNIT 3 - SENIOR
HOUSING IS BEING LOTS 3 AND
BLOCK 9, MONTECILLO UNIT 3
REPLAT-A, AND A PORTION OF LOT 2
BLOCK 9, MONTECILLO UNIT 3
AMENDING PLAT.

MURRAY K. MURPHY, LL.M.

Description of spread of landfilling: Lots 3 and 4, Block 9, Municipalities 3 Region 4, and a portion of 2 Block 9, Municipalities Unit 3, Avenue 144, located in block 4, lots 30 and 32, 7, Real property situated in El Paso County, Texas, are more particularly described by metes and bounds as follows:

the "THIRTEENTH POINT OF THE CHINESE" is being a point on the inner surface of the circularly elliptical arc line (Cheng and De, with the circularly line of Lot 3, Block 9). No vessel at the Three Armature No. 1 have any

Thence along the eastern line of lot 3, block 2 to the middle of the Third Avenue Subway, Southern Boulevard, Westchester Avenue and 74th Street to the corner of said subway line, of said lot 3,

There are also radial line Noddy (*N. n. n.*). A few larvae of *P. phaeocephala* are present in the contents of Larv. 2 and 3. Black *A. lineatellus* and *Thyreoxenus lineatus*.

Thomson King's College, Booth Hill, 2747, Fairview Avenue, St. Louis, MO 63116, U.S.A.

There are no significant differences in the number of eggs laid by females in the first and second ovipositions.

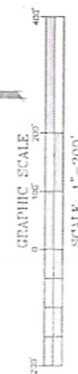
There are two highlights of why the ^{236}Pu fission spectrum is different from that of ^{235}Pu fission. The first is the presence of a ^{236}Pu fission spectrum at a lower energy than that of ^{235}Pu fission. The second is the presence of a ^{236}Pu fission spectrum at a higher energy than that of ^{235}Pu fission.

^aThermal degradation of polyacetylene (99.99%) at 700°C for 6 h gave a "TGA residue" of 28.0% (calculated), and heating NaOH (6.5M) for a day gave 60.78% water-soluble "THF insoluble CH₃CN-Soluble" and remaining 50.0% undissolved material.

Source: Earnings basis is per plate of automobiles that Illinois Assembly had received in 1946. (U.S. No. 100065217, Road recovery awarded 11/1/1946) (copy: 1/2/50).

LEGEND:

PROJECT BOUNDARY



PAGE 3

CONFIDENTIAL

COINDE INC.
REGISTRATION No. F-3331

ENCOURAGING / PLANNING
 11/11/2008 / 11/11/2008

CD / DIGITAL

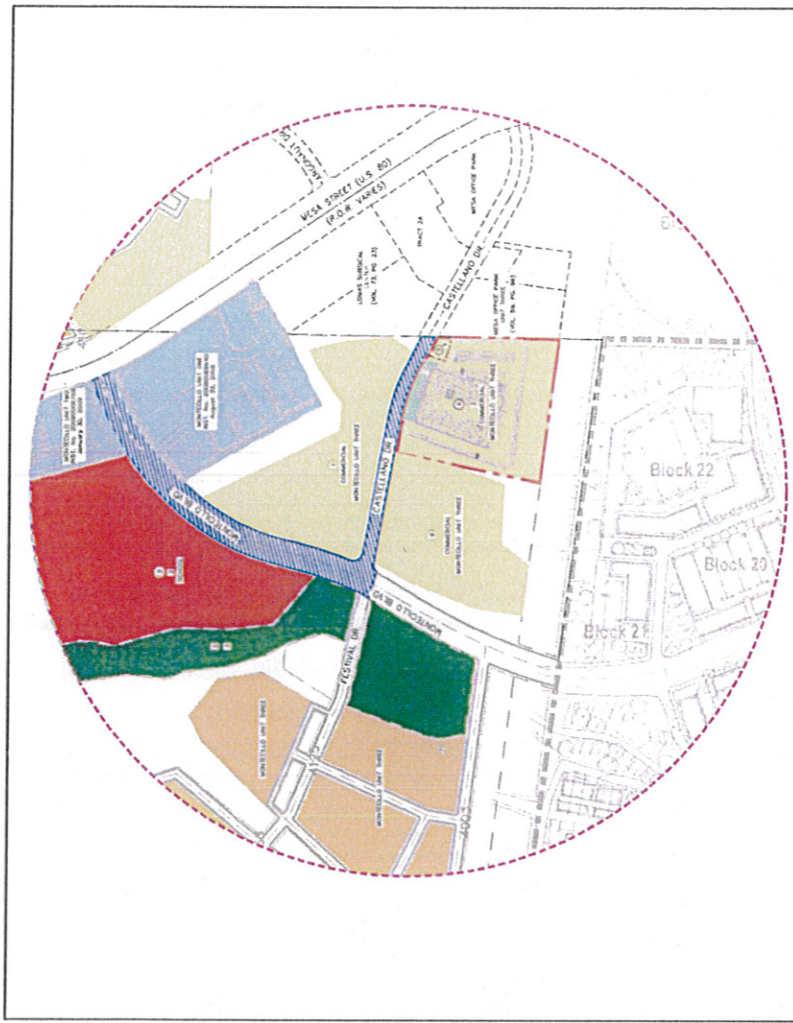
EL PASO, TEXAS 79906

NOVEMBER 9, 2011

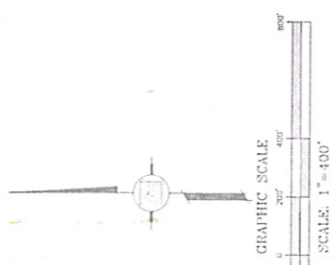
SMART CODE APPLICATION: MONTECILLO ESTATES UNIT 3 - SENIOR HOUSING REGULATING PLAN

TRANSECT ZONE ALLOCATION: T40

- COMPLIANCE WITH TRANSECT ZONE ALLOCATION REQUIREMENTS AS SET FORTH IN SECTION 21-40.030
 - COMPLIANCE WITH FRONTAGE BUILDOUT FOR T40 TO BE 80% MINIMUM AS SET FORTH IN SECTION 21.80 (TABLE 14: SUMMARY TABLE) CALCULATION AS FOLLOWS:
- a.) PRINCIPAL BUILDING LOT FRONTAGE
- WIDTH = 424.73' LESS SLOPE & EASEMENT OF 122.10' = 302.63' LESS
 - FUTURE BUILDING LOT OF 72' = 230.63'
 - NET LOT FRONTAGE PRINCIPAL BUILDING = 184.50' DIVIDED BY LOT FRONTAGE = 80%
- b.) FUTURE BUILDING LOT FRONTAGE
- WIDTH = 72' FUTURE BUILDING = 57.60'
 - DIVIDED BY LOT FRONTAGE = 80%



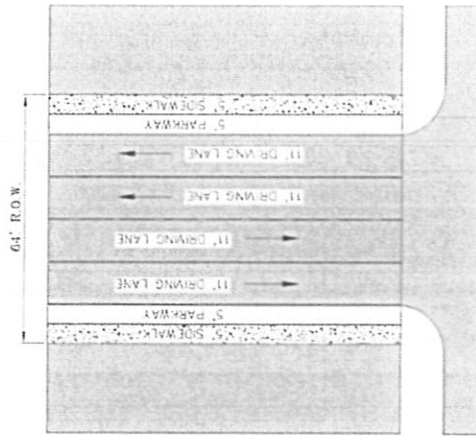
- LEGEND:**
- PROJECT BOUNDARY
 - PEDESTRIAN SHED BOUNDARY
 - T40 GENERAL URBAN
 - T5 URBAN CENTER ZONE
 - CIU
 - CIVIC SPACE (PARK)
 - CIVIC BUILDING (SCHOOL)
 - PRIVATE FRONTAGE (TERRACE)
 - EXISTING STREETS



PAGE 5

CONDE INC.
 REGISTRATION NO. 22222
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6005 JEFFERY BLVD STE 100
 FORT WORTH, TEXAS 76116
 TEL # 817-335-1000 FAX # 817-335-1005

DECEMBER 6, 2011



THOROUGHFARE ASSIGNMENTS (N/A)

NOTES:

PAVEMENT WIDTH INCLUDES CURB AND
GUTTER WHERE PRESENTED AND IS
MEASURED FROM FACE OF CURB TO FACE
OF CURB

EXISTING COLLECTOR ARTERIAL
(PLAYED WITHIN MONTECILLO ESTATES UNIT 3)



PAGE 6

CONDE INC.

REGISTRATION NO. 22381

PROFESSIONAL ENGINEER

STATE OF TEXAS

EXPIRATION DATE 12/31/2014

ALL RIGHTS RESERVED

DECEMBER 13, 2011

SMART CODE APPLICATION: MONTECILLO ESTATES UNIT 3 - SENIOR HOUSING REGULATING PLAN

